York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS

REQUEST FOR PROPOSAL (RFP) # YC-*2026-4681393*

HVAC System Upgrade- Courthouse Condenser Units

Responses provided by issuers to submitted Vendor questions

ADDENDUM NUMBER 1

Date: **10/21/26**

The RFP documents are modified and/or clarified as follows. All other information remains unchanged to the original bid documents.

DISCLAIMER

The participating parties of this RFP ("the Parties") have contributed the responses to the information requests made by potential proposers. Tremendous time, effort and coordination have gone into the preparation of these responses. Similar questions have been combined and responses have been provided. However, the Parties recognize and understand that potential proposers may still need to make their own assumptions in certain areas of their response and potentially add certain caveats in responding to the RFP.

The RFP is not an offer to contract or award grant funds. The Parties assume no responsibility for the cost incurred by a proposer to respond to this RFP. All responses generated by this RFP become the property of the Parties.

Every effort has been made to provide accurate and current information; however, the Parties make no representations or warranties whatsoever as to the content of the RFP, the questions that have been posed, and the answers that have been provided, and disclaim any and all responsibility, including, but not limited to, any inaccuracies, context errors, or omissions. The Parties shall not be liable for damages associated with reliance on information provided through the RFP or the related questions and answers.

Any information, responses to questions, comments, feedback, recommendations, and/or inquiries to or from the Parties, (collectively "Information"), are solely and exclusively intended to facilitate clear communication and a general understanding of what is being sought in the RFP. The Information is not intended in any way to provide directly or indirectly advice, counsel, or guidance on the design and/or conduct of any proposal and the Parties take no responsibility for the design, content, and/or conduct of any proposal. Any proposer who participates in any way in responding to the RFP is completely and exclusively responsible for all aspects of any such proposal and all related activities.

THE PARTIES DISCLAIM ALL LIABILITIES, LOSSES, JUDGMENTS, COSTS, DAMAGES, EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES) DIRECT OR INDIRECT ARISING OUT OF OR RELATED TO SUBMISSION OF INFORMATION TO, OR PARTICIPATION IN, OR COMMENTS FROM THE COUNTY BY ANY PERSON FOR ANY PURPOSE.

York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS

Vendor Submitted Questions ***

Please note these questions are being posted on 10/21/26 due to staff outages

1) "The recommended Trane replacement model number and related equipment selection. The RFP copy we reviewed identifies a nominal 20-ton Trane unit using R-454B but does not appear to specify a replacement model number."

   Answer: In section 1 or the RFP it states that the current Trane model is EXWA24032C. We are looking to replace two of the current units with the same model or equivalent.

2) "Available drawings, as-builts, and piping/control schematics for the wells, well pumps, and associated equipment, showing the groundwater supply and discharge/return arrangement?"

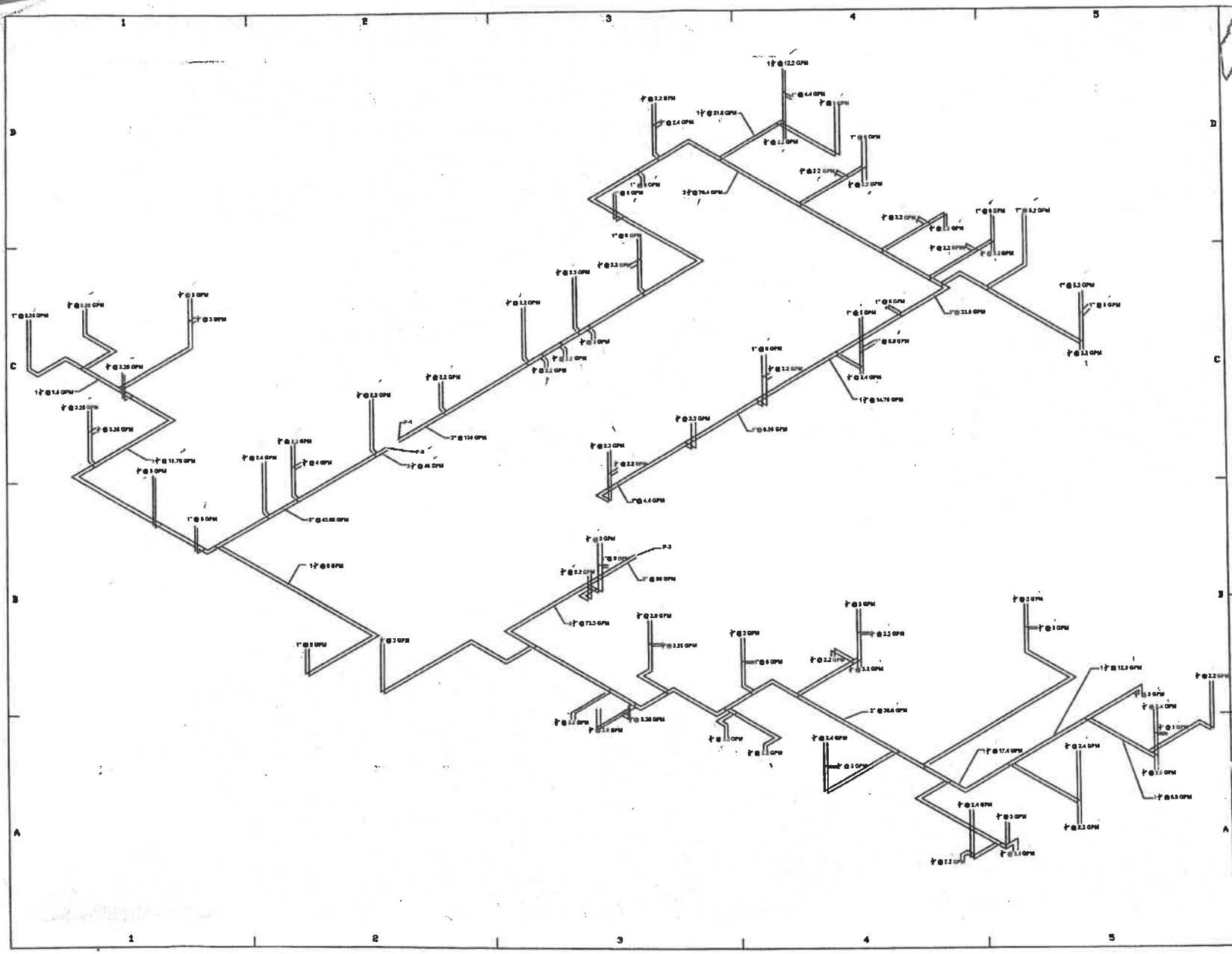
   Answer: Please see the attached documentation.

3) "Well pump manufacturer/model, pump curves, design flow and head, motor horsepower, and operating sequence?"

   Answer: Please see the attached documentation.

4) "Available groundwater quality testing, design flow through each unit, entering-water temperature range, and operating pressures."

   Answer: Please see the attached documentation.



W.H.DEMMONS INC.
Maine Air Conditioning
Portland Sheet Metal
Demmons Roofing

REVISIONS:

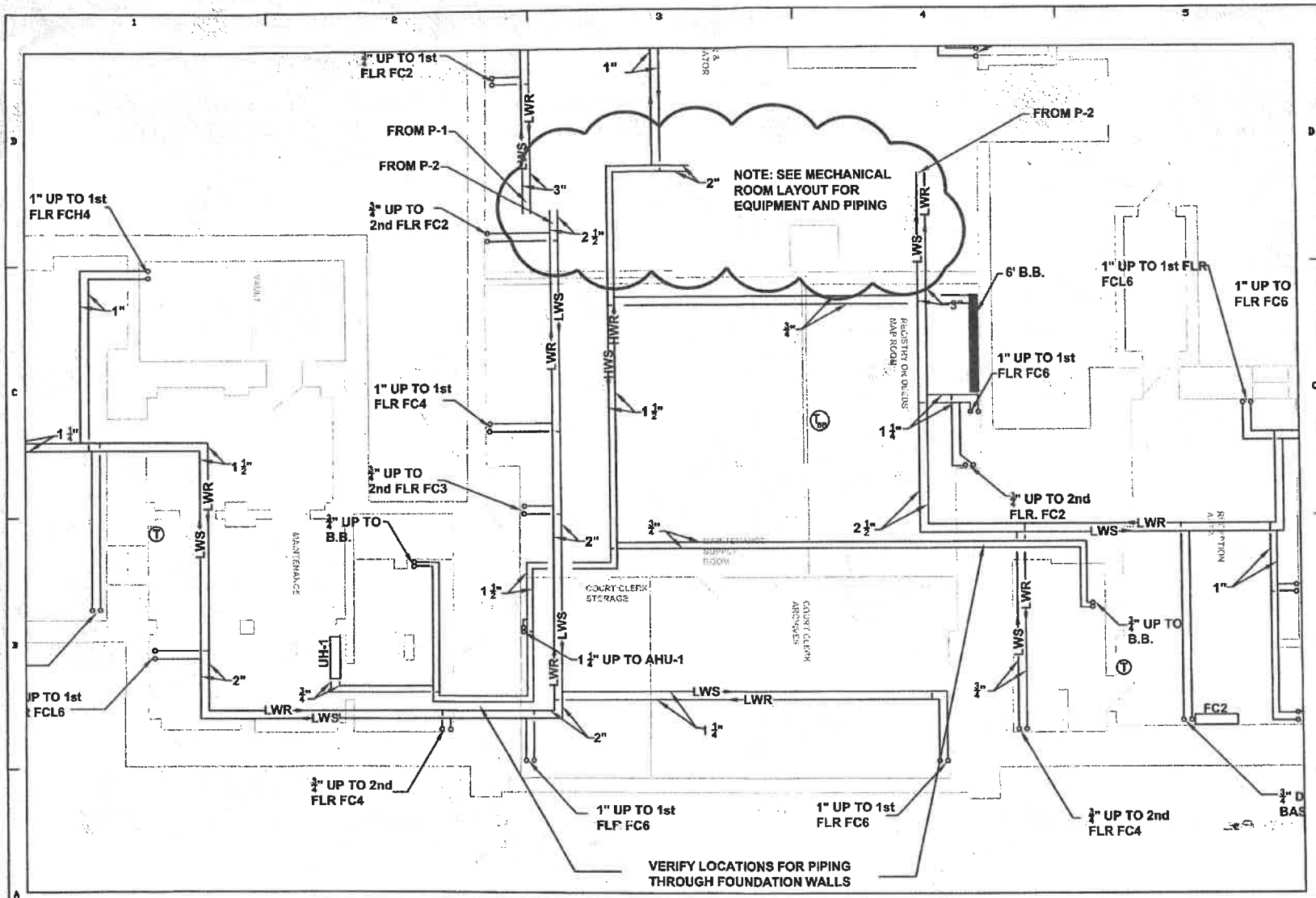
1) PIPING LAYOUT

YORK COUNTY COURTHOUSE
HVAC RETROFIT

BASEMENT FLOW DIAGRAM

PROJECT NUMBER:	38615
ISSUED:	11-20-08
DRAWN BY:	A.J.McP.
CHECKED BY:	C.B./D.W.M.
FILENAME:	.DWG

SK-13



UNIT HEATER SCHEDULE

TAG	MANUFACTURE	MODEL	CAPACITY MBH	OUTLET FPM	ELECTRICAL V / PH / Hz / AMO	NOMINAL CFM	HP	NOTES
UH-1	TRANE	60-S	24.6	300	115/1/606/2.1	815	1/20	

W.H.DEMMONS INC.
Maine Air Conditioning
Portland Sheet Metal
Demmons Roofing

REVISIONS:

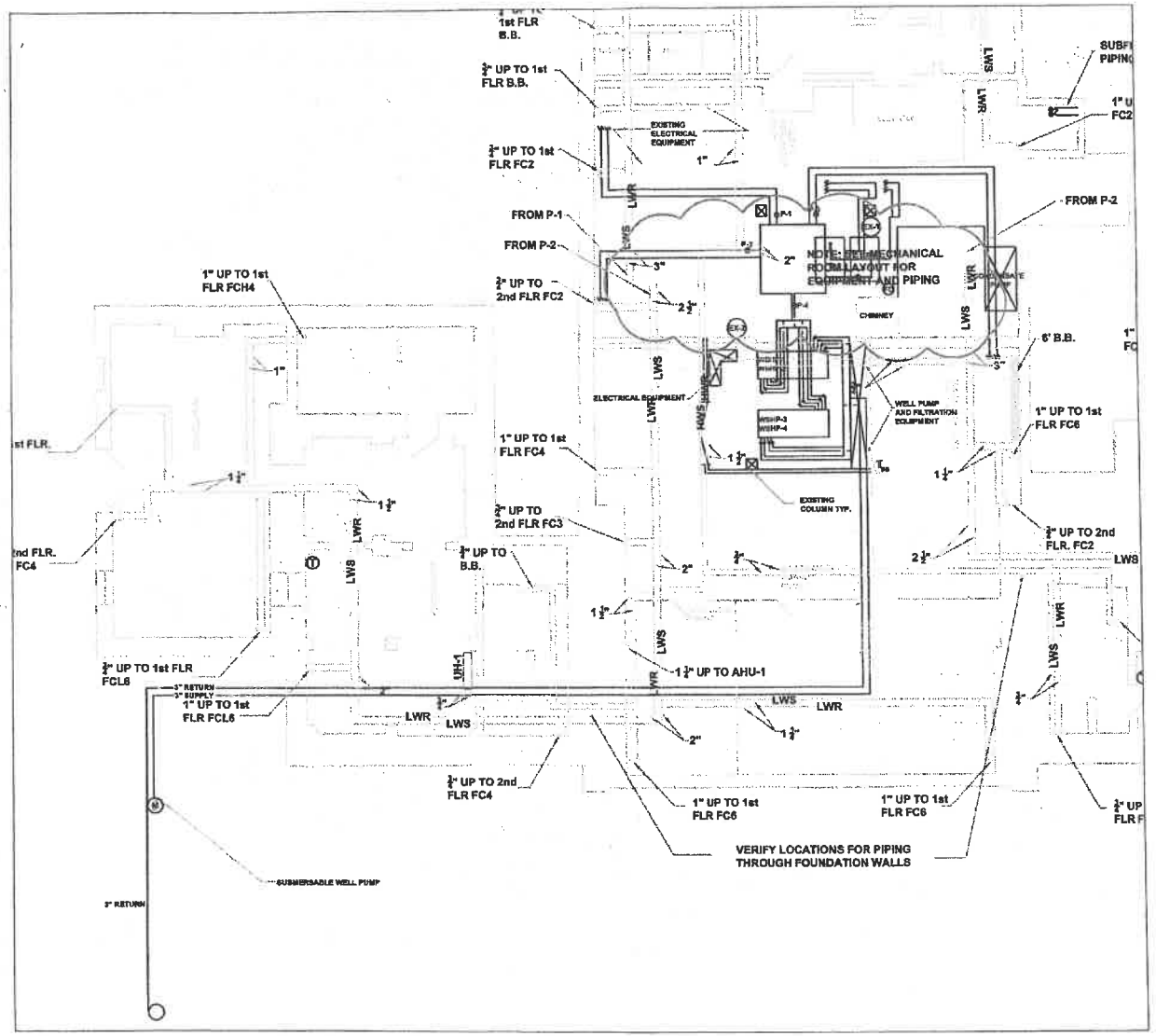
1) ADD UH-1, T-STAT AND PIPING
2) CHANGE PIPING LAYOUT FOR 2nd FLR FC4

YORK COUNTY COURTHOUSE
HVAC RETROFIT

BASEMENT PIPING

PROJECT NUMBER:	38615
ISSUED:	11-13-06
DRAWN BY:	A.J.McP.
CHECKED BY:	C.B./D.W.M.
FILENAME:	.DWG

SK-8



W.H.DEMMONS INC.
Maine Air Conditioning
Portland Sheet Metal
Demmons Roofing

REVISIONS:

1) BOILER LAYOUT AND PIPING
2) WELL PIPING LAYOUT
3) SEE MECH RM LAYOUT SK-9

YORK COUNTY COURTHOUSE
HVAC RETROFIT

WELL PIPING/MECH RM. LAYOUT

PROJECT NUMBER:	38615
ISSUED:	11-20-06
DRAWN BY:	A.J.McP.
CHECKED BY:	C.B./D.W.M.
FILENAME:	.DWG

SK-10



W.H.DEMMONS INC.
Maine Air Conditioning
Portland Sheet Metal
Demmons Roofing

REVISIONS:

1) WELL LOCATIONS

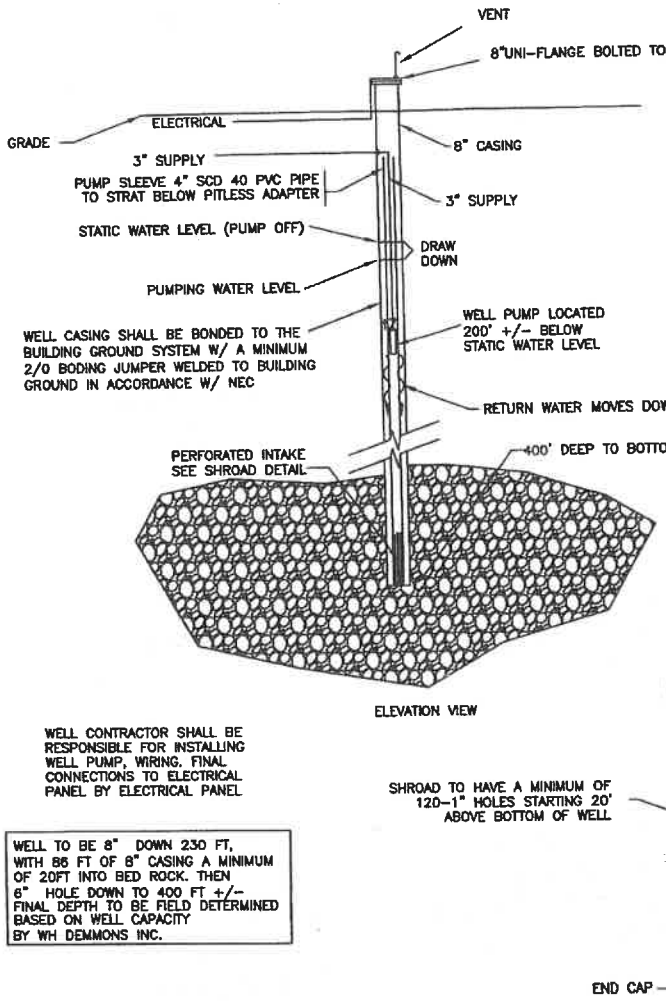
YORK COUNTY COURTHOUSE
HVAC RETROFIT

—

WELL LAYOUT

PROJECT NUMBER:	38615
ISSUED:	11-20-06
DRAWN BY:	A.J.McP.
CHECKED BY:	C.B./D.W.M.
FILENAME:	.DWG

SK-11



UNDER GROUND WELL DETAIL

W.H.DEMMONS INC.
Maine Air Conditioning
Portland Sheet Metal
Demmons Roofing

REVISIONS:

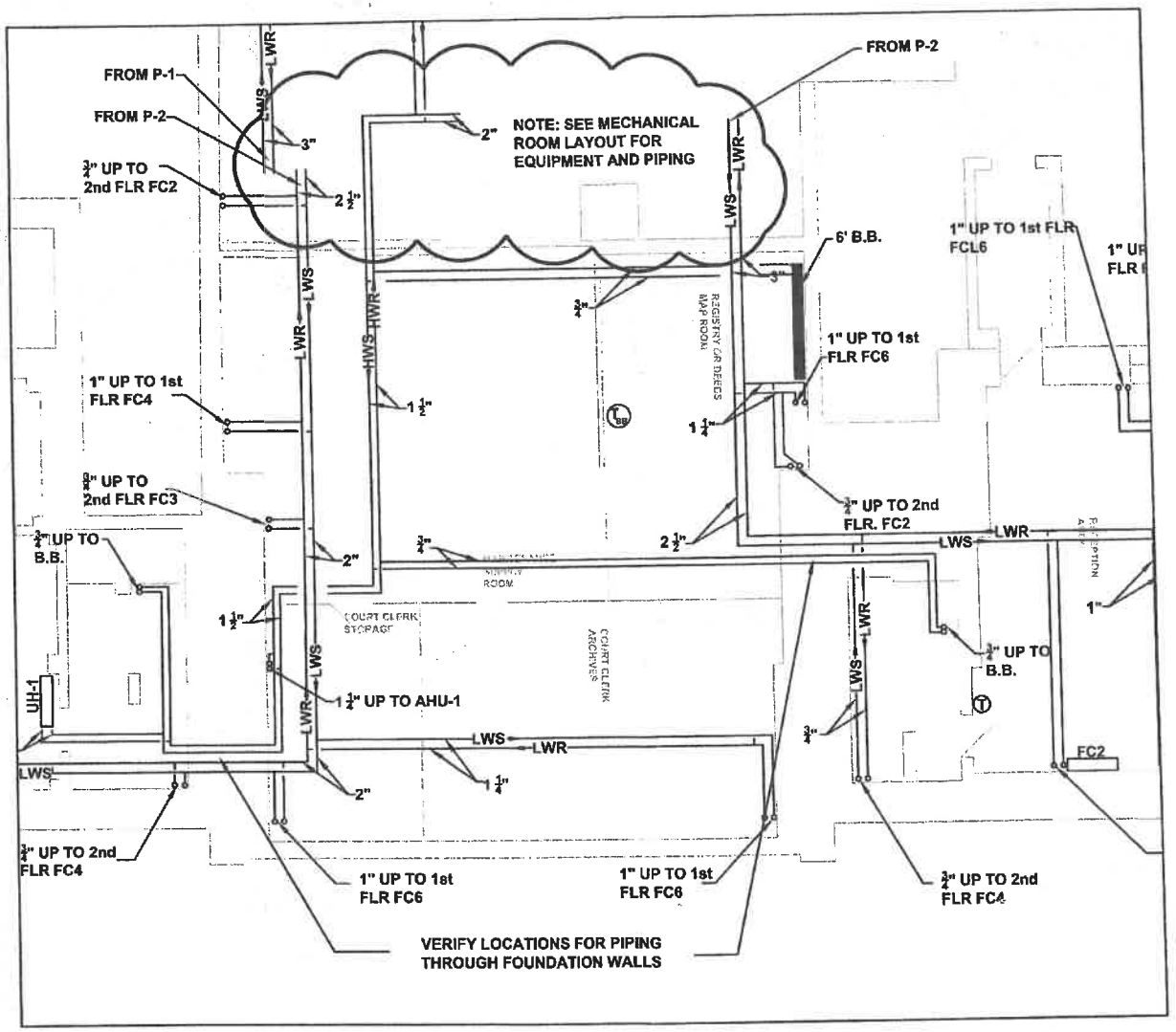
1) WELL DETAILS

YORK COUNTY COURTHOUSE
HVAC RETROFIT

WELL DETAIL

PROJECT NUMBER:	38615
ISSUED:	11-20-06
DRAWN BY:	A.J.McP.
CHECKED BY:	C.B./D.W.M.
FILENAME:	.DWG

SK-12



W.H.DEMMONS INC.
Maine Air Conditioning
Portland Sheet Metal
Demmons Roofing

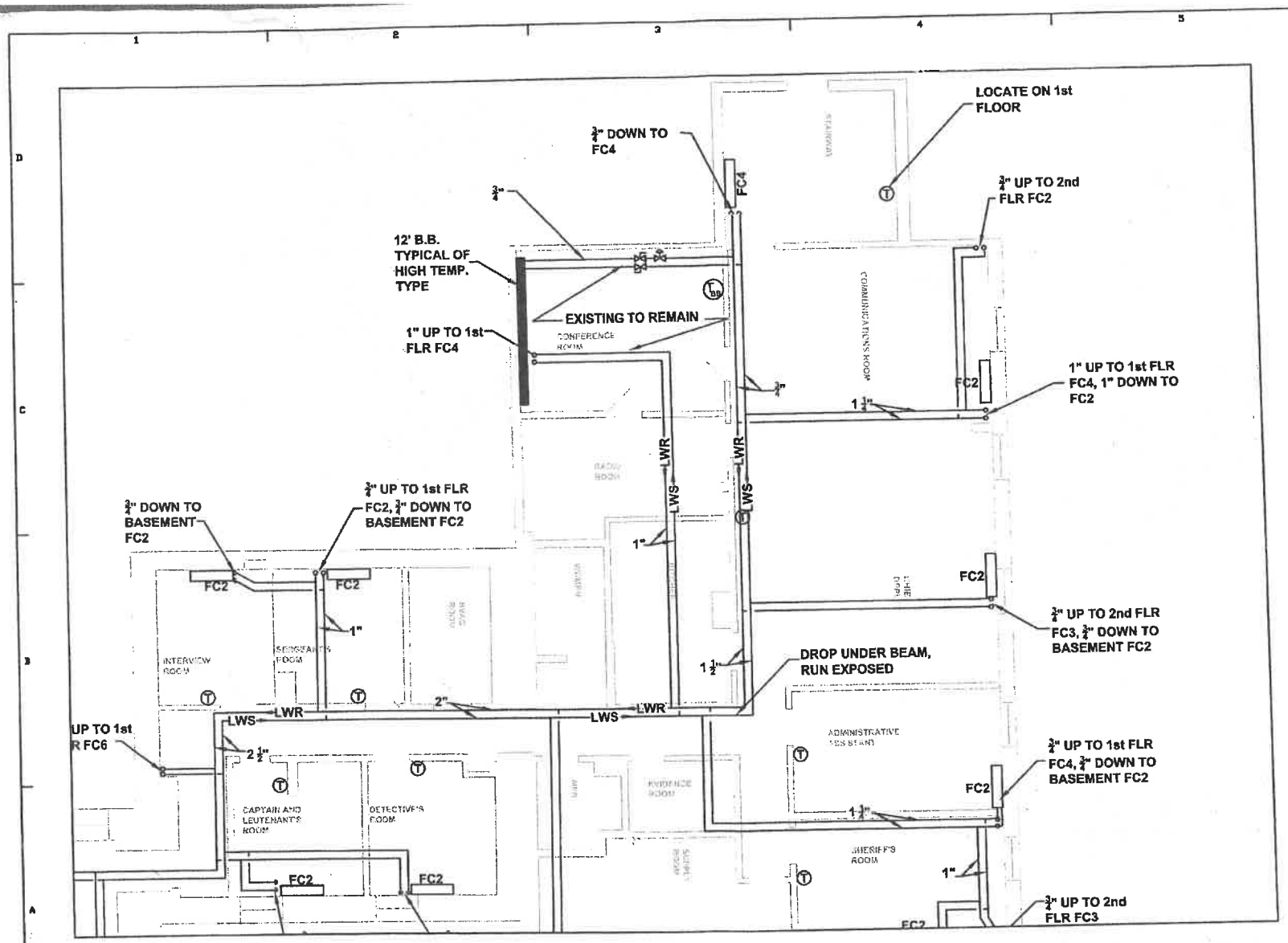
REVISIONS:

1) ADD BASEBOARD IN THE REGISTRY OF DEEDS MAP ROOM
2) ADD T-STAT FOR BASEBOARD

YORK COUNTY COURTHOUSE
HVAC RETROFIT
—
BASEMENT PIPE PLAN

PROJECT NUMBER:	38615
ISSUED:	12-14-08
DRAWN BY:	A.J.MacP.
CHECKED BY:	C.B./D.W.M.
FILENAME:	.DWG

SK-14



NOTE: T_{BB} TO BE HEATING ONLY, WILL OPEN VALVE ON CALL FOR HEAT

W.H.DEMMONS INC.
Maine Air Conditioning
Portland Sheet Metal
Demmons Roofing

REVISIONS:

1) ADD BASEBOARD IN THE CONFERENCE ROOM
2) ADD T-STAT FOR BASEBOARD AND VALVE

YORK COUNTY COURTHOUSE
HVAC RETROFIT

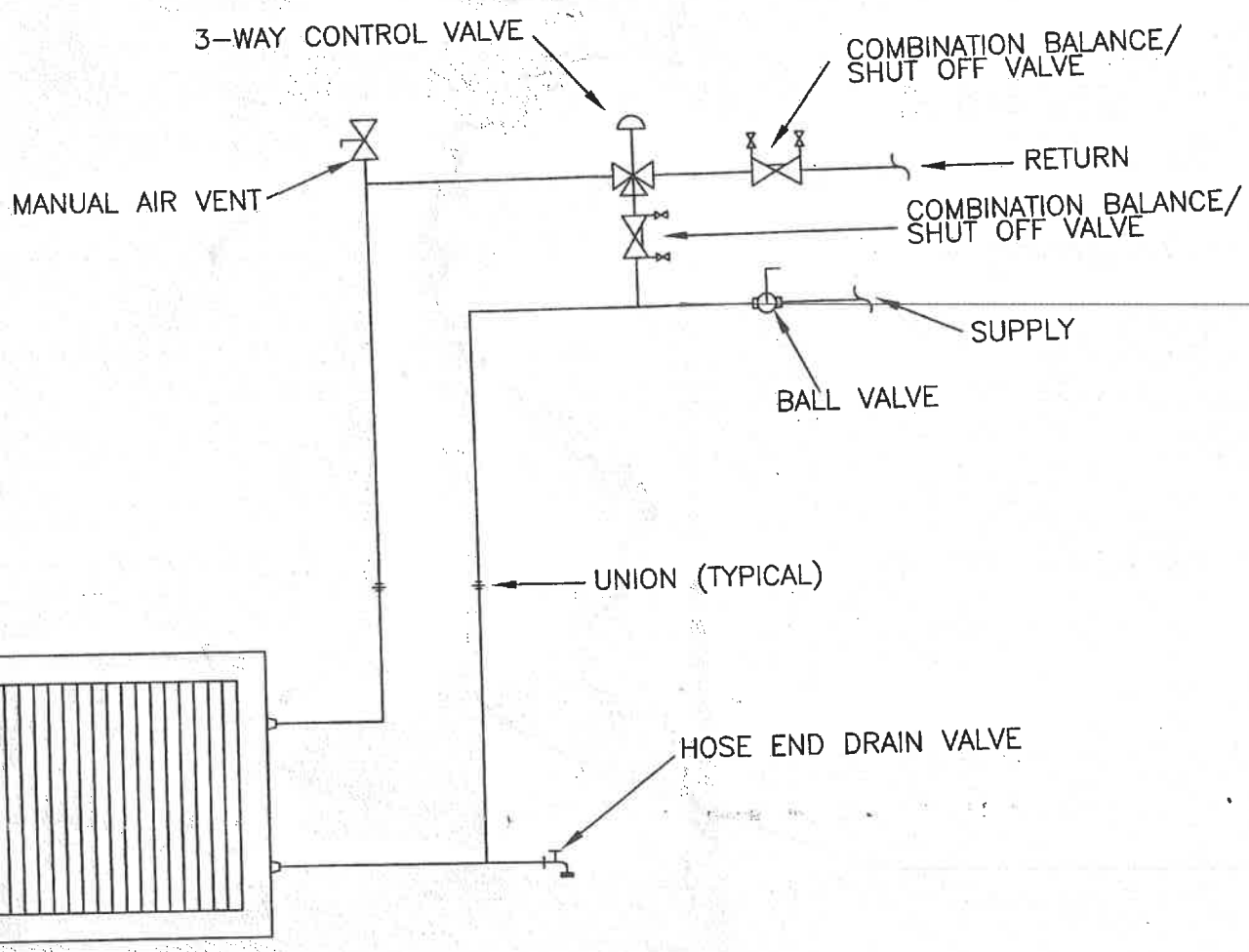
BASEMENT PIPE PLAN

PROJECT NUMBER:	3861S
ISSUED:	12-14-06
DRAWN BY:	A.J.McP.
CHECKED BY:	C.S./D.W.M.
FILENAME:	.DWG

SK-15

Maine Air Conditioning
Portland Sheet Metal
Dennions Roofing

AHU-1 HEAT COIL (SCHEMATIC)



REVISIONS:

1) NONE

YORK COUNTY COURTHOUSE
HVAC RETROFIT

AHU-1 PIPING DETAIL

PROJECT NUMBER:	38615
ISSUED:	12-21-06
DRAWN BY:	A.J.McP.
CHECKED BY:	C.B./D.W.M.
FILENAME:	.DWG

SK-16

W.H. DEMMONS, INC.
Maine Air Conditioning
Portland Sheet Metal
Demmons Roofing

CHANGE ORDER

Number 003

PHONE	DATE
(207) 797-7468	12/11/2006
JOB NAME/LOCATION	
York County Court House	
JOB NUMBER	JOB PHONE
38615	
EXISTING CONTRACT NO.	DATE OF EXISTING CONTRACT

TO Mr. David Adjutant, Administrator
County of York
Commissioner's and Treasurer's Office
P O Box 339
Alfred, ME 04002

We hereby agree to make the change(s) specified below:

Adjustments to the original well design and price to furnish and install (2) two 400 ft. wells.
Amount to deduct from contract: ($19,131.00)

1) The original design called for two wells with an approximate depth of 1500 ft. each, with each well supplying approximately 90 gpm to the building.
   a) These wells would exchange heat with the earth in order to supply heating and cooling to the building. This system is called "Open Loop Standing Column Well System".
   b) Water is pumped out of each well, through the building and then re-injected back into the wells.
   c) This is a typical geothermal system for Maine and New England.
2) What we ended up installing was an "Open Loop Direct Injection Well System".
   a) These wells are both 400 ft. deep, and the reason we changed is because of the large aquifier that we hit. Over 300 gpm for each well, or a total of 600gpm.
   b) In this case we will pump all the water (i.e., 180 gpm) from the 1st well through the building and then inject back into the 2nd well. We also have made provisions to bleed up to 180 gpm if necessary.
   c) We tested this system as follows because of the uniqueness of it in the region.
      i) A 24 hour pump test @ 200 gpm from well #1 to well #2. This had very good results as there was limited draw down on well #1, a constant water temperature of 500 to 51 F, and no over flow of well #2.
      ii) A 40 hour pump test @ 200 gpm from well #1 to a storm drain, pumping over 500,000 gallons out of the ground, and this too had very good results.
   d) We conferred with consults that were familiar with both this type of application and the geology of the area.
      i) Kevin Rafferty from Oregon. Kevin has been doing "Open Loop Direct Injection Well Systems" for years.
      ii) Tom Schwarm of Acadia Environmental from Portland, Maine. Tom and his company are very familiar with this regoin and felt that the wells were both stable and would remain good producers.

NOTE: This Change Order becomes part of and in conformance with the existing contract.

WE AGREE hereby to make the change(s) specified above at this price ⇨		$ (19,131 00)
DATE 12/11/06	PREVIOUS CONTRACT AMOUNT	$ 1,634,407 00
AUTHORIZED SIGNATURE (CONTRACTOR)	REVISED CONTRACT TOTAL	$ 1,615,276 00

ACCEPTED — The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise stipulated.

Date of acceptance —

Signature David L. Adjutant
(OWNER)

Hi Doug,
I reviewed the materials and here is our opinion. Based on geologic maps and the drilling samples, the wells are located in the transition zone between a granite intrusion and metamorphosed carbonate mudstone (schist). The granite was a molten rock that moved up into the area. As the molten rock moved up, it also flowed sideways into the schist. This formed alternating layers of granite and schist. As a result, the drilling samples are a mixture of granite and schist from the top to the bottom. Generally, this rock is hard and would be expected to provide a stable well.

The water quality is consistent with water from schist. The manganese is at the secondary drinking water standard and may cause black deposits. The iron was low, but may increase with pumping. The turbidity was non-detect indicating little sediment. There was no test done for total dissolved solids since this in not usually part of the private well test.

The pH at 8.4 is unusually high. When pH is this high, the hardness is typically high. In this case, the hardness is low. The pH should be measured at the well since it can change during transportation. I expect that either the pH will decrease or the hardness will increase with pumping.

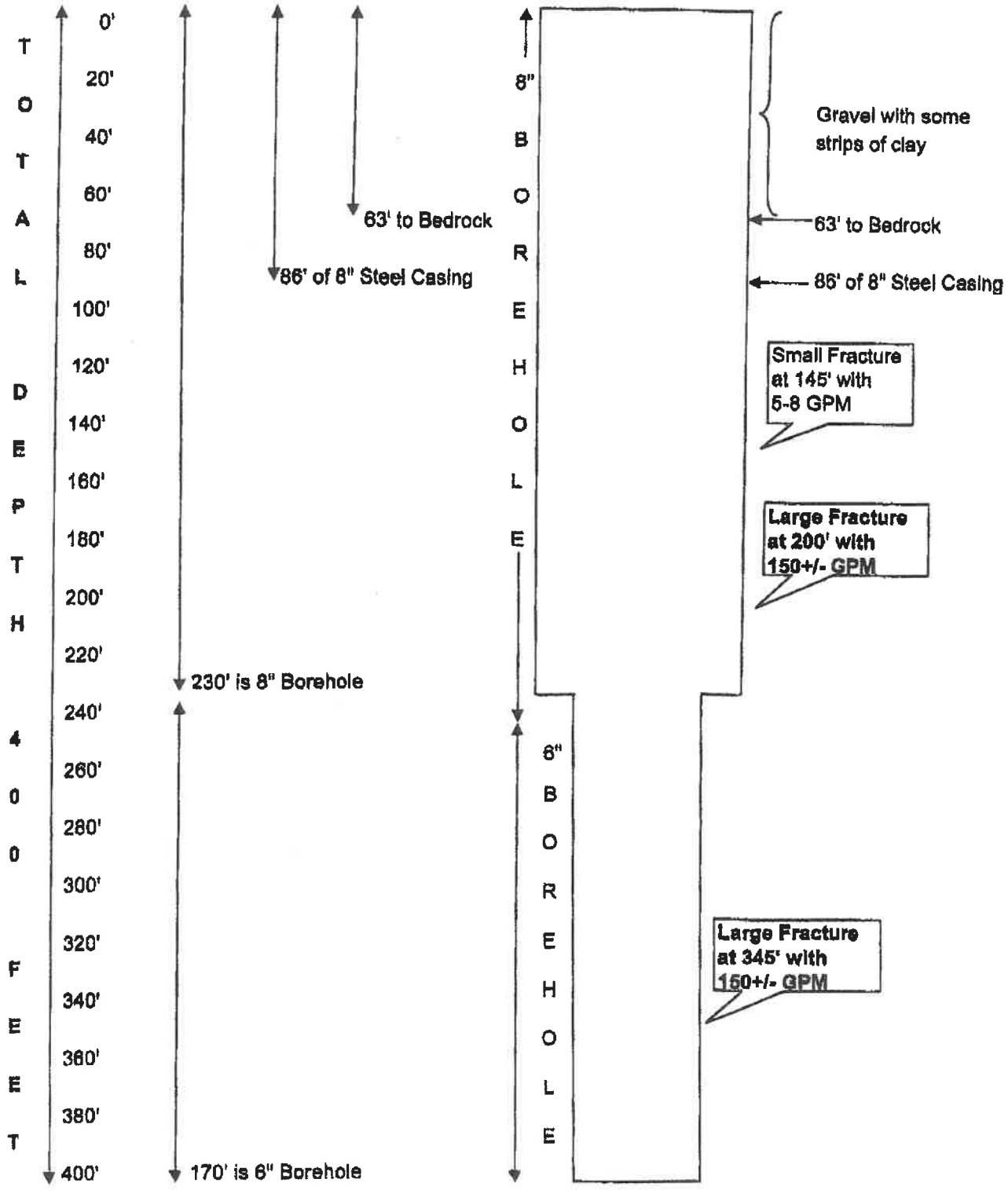
The fractures in both wells are at similar depths, suggesting they are the same. If so, the fractures are nearly horizontal. This type of fracturing appears more common in transition zones, but there has been little study of this issue. With fractures of this size, you should expect more particulate in the water than typical. This is not supported by the lab report, but the particles may have settled before the samples were collected. I did not see evidence of an unstable fault zone. This area is overlain by a sand and gravel aquifer that can supply large amounts of water to the underlying bedrock. This may result in improvement of groundwater quality with pumping..

In conclusion, I expect the wells will continue to produce large amounts of water indefinitely. The pH may decrease or the hardness may increase depending on whether the water comes from the overlying sand and gravel or from schist. Expect iron and manganese staining. Expect sediment from the fracture zones, but otherwise, the wells should be stable.

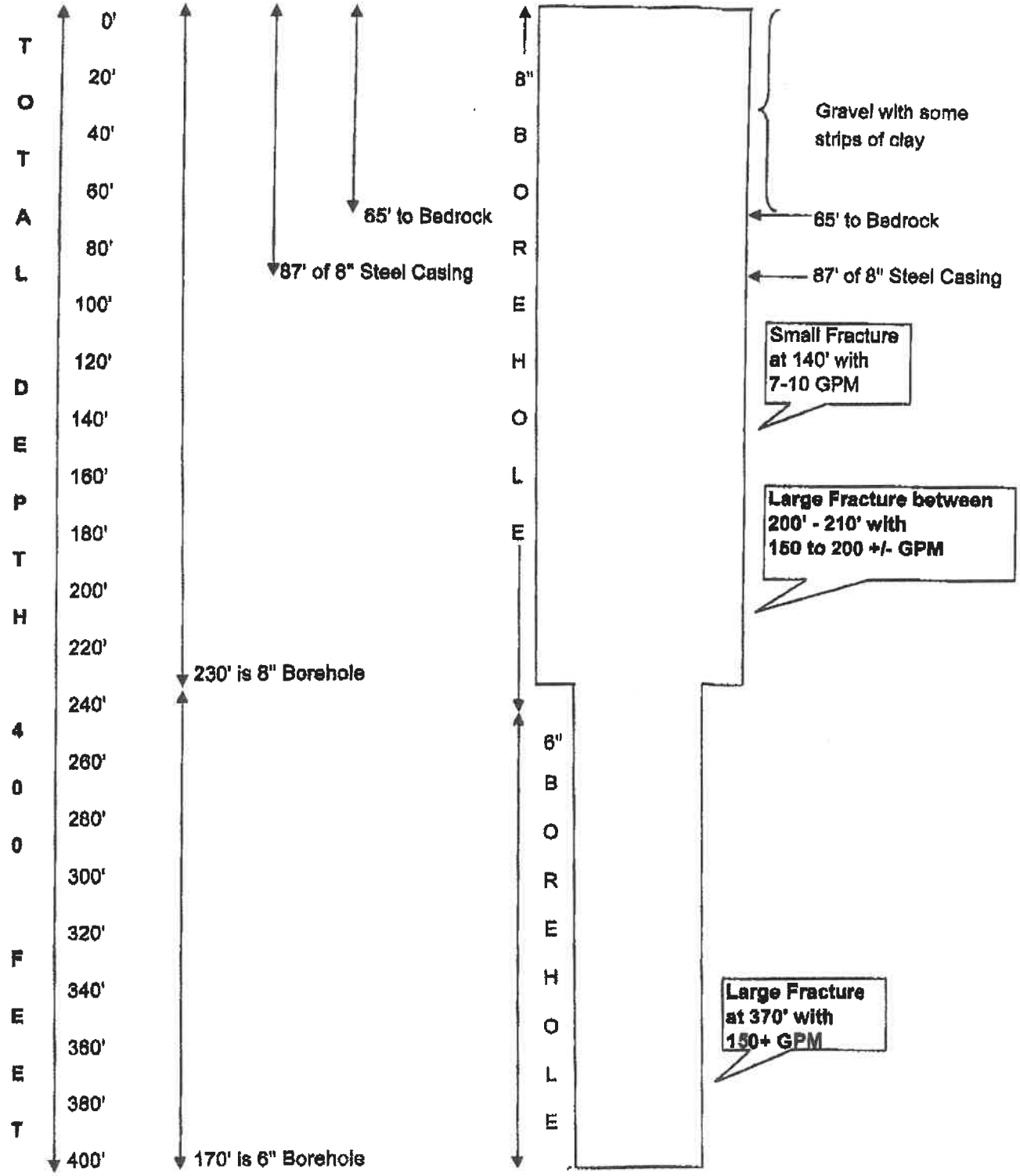
Thomas E. Schwarm, CG, PG
President-Hydrogeologist
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48 Free Street, Portland, ME 04101
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207/233-6547 cell
TSchwarm@AcadiaEnvironmental.com
www.AcadiaEnvironmental.com

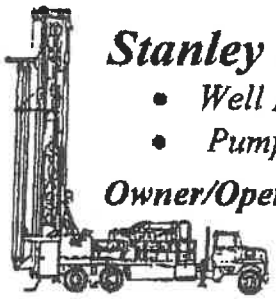
11/17/2006

Alfred Court House - Well #1 Diagram



Alfred Court House - Well #2 Diagram





Stanley E. Hillock Well Drilling Co.

- *Well Drilling (Bedrock or Gravel Wells)*
- *Pump Installation*

Owner/Operated by Ed & Joe Gallant

Geothermal Wells at Alfred Court House

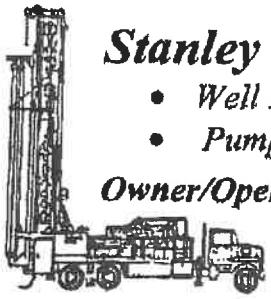
24-HOUR PUMP TEST RESULTS

Pumping Well #1 Discharge Water into Well #2

All Readings from Top of Casing (Water Pump 225 GPM / 20 HP / 480 V / 3 PHASE)

	Date	Time	Well #1 Water Level During Pumping	Flow GMP	Temperature	Well #2 Water Level from receiving the discharged water from Well #1
Static Water Level	**11/1/2006**	**4:15 p.m.**	**24.3**			**20.8**
During 24 Hour Pumping	11/1/2006	5:15 p.m.	32.8	199	50	78"
	11/1/2006	6:15 p.m.	32.6	198	50	78"
	11/1/2006	7:15 p.m.	32.5	197	50	78"
	11/1/2006	8:15 p.m.	32.2	197	50	94"
	11/1/2006	9:15 p.m.	32.2	195	50	91"
	11/1/2006	10:15 p.m.	32.0	196	50	85"
	11/1/2006	11:15 p.m.	31.9	195	50	88"
	11/2/2006	12:15 a.m.	31.8	195	50	88"
	11/2/2006	1:15 a.m.	31.7	197	50	89"
	11/2/2006	2:15 a.m.	31.5	197	50	89"
	11/2/2006	3:15 a.m.	31.4	197	50	87"
	11/2/2006	4:15 a.m.	31.4	197	50	88"
	11/2/2006	5:15 a.m.	31.5	196	50	88"
	11/2/2006	6:15 a.m.	31.5	195	51	88"
	11/2/2006	7:15 a.m.	31.5	197	51	88"
	11/2/2006	8:15 a.m.	31.4	196	51	88"
	11/2/2006	9:15 a.m.	31.4	195	51	88"
Put Dye in Well #2	11/2/2006	10:15 a.m.	31.2	194	51	88"
No Dye detected in Well #1	11/2/2006	11:15 a.m.	31.2	199	51	88"
No Dye detected in Well #1	11/2/2006	12:15 p.m.	31.0	195	51	88"
No Dye detected in Well #1	11/2/2006	1:15 p.m.	31.2	194	51	88"
No Dye detected in Well #1	11/2/2006	2:15 p.m.	31.2	194	51	88"
No Dye detected in Well #1	11/2/2006	3:15 p.m.	31.2	195	51	88"
No Dye detected in Well #1	11/2/2006	4:15 p.m.	31.2	195	51	88"

52 Mitchell Hill Road - Gorham, ME 04038 / Tel: (207) 839-3030 Fax: (207) 839-2846



Stanley E. Hillock Well Drilling Co.

- *Well Drilling (Bedrock or Gravel Wells)*
- *Pump Installation*

Owner/Operated by Ed & Joe Gallant

Geothermal Wells at Alfred Court House

40-HOUR PUMP TEST ON WELL #1-OPEN DISCHARGE

All Readings from Top of Casing (Water Pump 225 GPM / 20 HP / 480 V / 3 PHASE)

	Date	Time	Well #1 Water Level During Open Discharge	Flow GMP	Temperature	Well #2 Water Level
During 40 Hour Pumping	11/2/2006	4:30 p.m.	44.3	197	50	33.2
	11/2/2006	5:00 p.m.	47.6	201	50	36.2
	11/2/2006	5:30 p.m.	51.0	202	50	39.6
	11/3/2006	5:00 a.m.	63.1	198	50	51.2
	11/3/2006	8:00 a.m.	64.1	210	51	51.8
	11/3/2006	12:00 p.m.	64.7	208	51	52.4
	11/3/2006	4:00 p.m.	65.2	210	51	52.8
	11/4/2006	8:00 a.m.	66.0	207	51	53.6

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